

# WASTE MANAGEMENT PLAN

FOR

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## College Avenue Apartments Project

San Diego, California

Project No. 350930

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## 1.0 INTRODUCTION

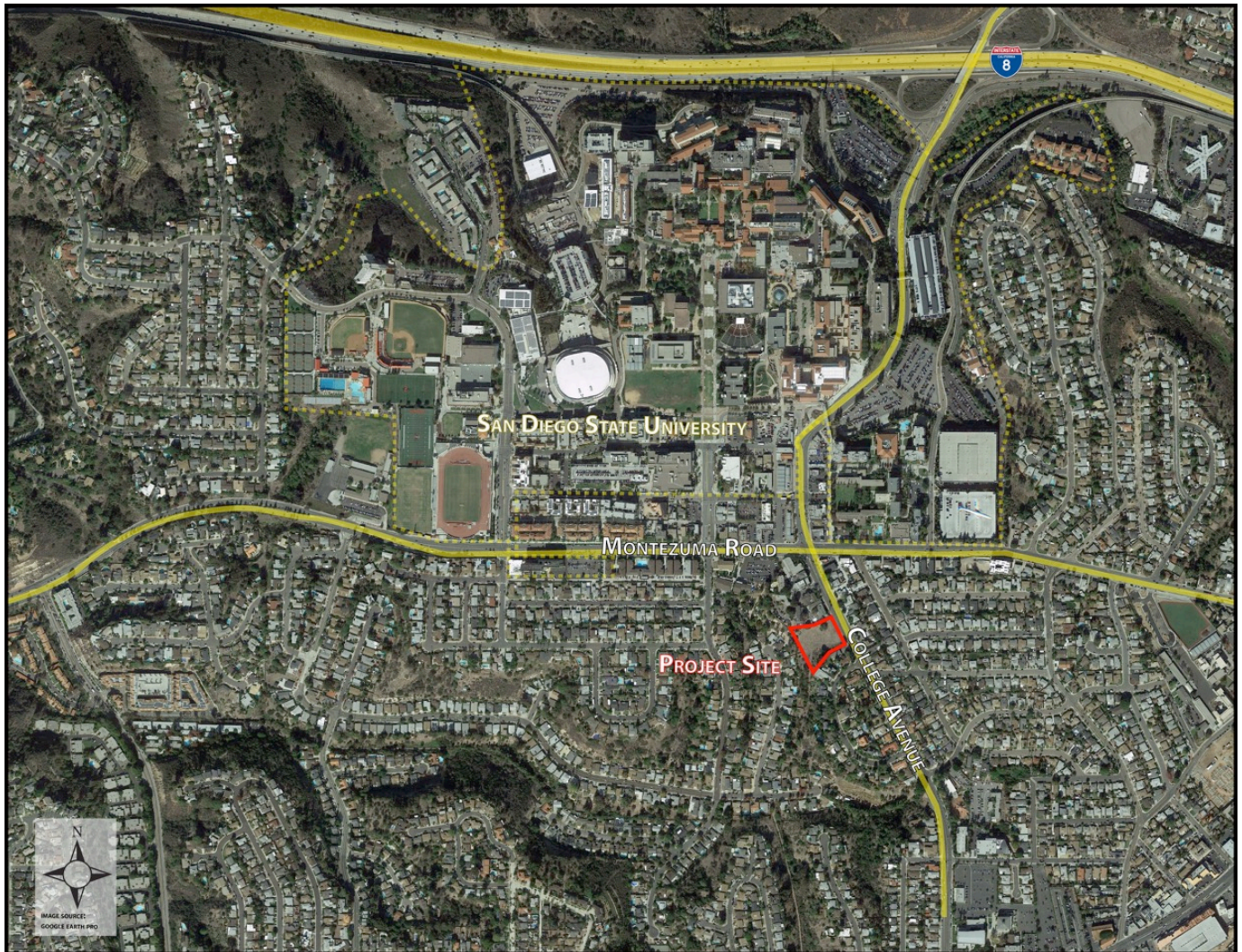
The purpose of this Waste Management Plan (WMP) for the *College Avenue Apartments Project* in the City of San Diego is to provide analysis of the solid waste impacts anticipated for the *College Avenue Apartments Project* and how those impacts will be mitigated. The goal of this WMP is to identify sufficient mitigation to reduce the potential impacts of the *College Avenue Apartments Project* on solid waste services. Two acceptable approaches to managing waste are to reduce the tons disposed to 60 tons or less, or to provide diversion of 75 percent or more, thus meeting the goal established by Assembly Bill 341.

The 1.51-acre *College Avenue Apartments Project* site is located at 5030 College Avenue, San Diego, California 92115. The site is situated south of Montezuma Road, west of College Avenue, north of Cresita Drive, and east of Tierra Baja Way and is within the College Area Community Plan area. (See Figure 1, *College Avenue Apartments Project Location Map and Aerial*.) The project site is currently undeveloped. Multi-family fraternity/sorority residential development is located north of the project site. Single-family developments are located to the west, east, and south of the project site. The site is zoned RM-3-9 (multi-family residential), and has a sorority land use designation.

The proposed project would consist of two, five-story buildings, with two levels of underground parking. A total of 95 residential apartments would be provided as one-, two-, three-, and four-bedroom suites for student housing. The project would provide one one-bedroom suite with one bed, five two-bedroom suites (two beds per suite), 39 three-bedroom suites (four beds per suite), and 50 four-bedroom suites (four beds per suite), for a total capacity of 367 beds. On-site amenities, totaling 8,300 square feet, would include a fitness center, game room lounge, community kitchen, study rooms, and a business center, as well as an interior pool and pool deck. A total of 238 parking spaces would be provided. (See Figure 2, *College Avenue Apartments Project Site Plan*.)

The proposed *College Avenue Apartments Project* is a Process 4 decision, requiring Planning Commission approval, and involves a Planned Development Permit, a Site Development Permit, and an Easement Abandonment for abandonment of an existing water easement and to abandon/relocated a storm drain easement. The project would develop under the existing zone and land use designation; therefore, a Rezone and Community Plan Amendment would not be required.

**Figure 1**  
**College Avenue Apartments - Project Location Map and Aerial**





**Figure 2**  
**College Avenue Apartments Project Site Plan**



This WMP consists of two sections corresponding to the implementation of site development: the *Construction Phase* and the *Occupancy Phase* (post-construction). The WMP addresses the projected amount of waste that could be generated by the project based on current City generation rates and estimates; waste reduction goals; and recommended techniques to achieve the waste reduction goals, such as recycling. Construction of the project will take approximately 14 months. Construction will take place as a single phase and is estimated to begin May 2015.

Waste disposal sites and recycling methods and opportunities may change from those available today; however, it is not expected that waste diversion and disposal sites listed in Table 3 would change by the time the project is anticipated to begin construction. This WMP includes the following general information known at the time the WMP was prepared:

- Projected waste generation calculations and identification of types of waste materials generated;
- Source separation techniques for waste generated;
- How materials will be re-used on-site;
- Name and location of current recycling, re-use, and landfill facilities where waste will be disposed of if not re-used on-site;
- A “buy recycled” program;
- Measures to be implemented directed at reducing construction debris;
- Method(s) for communicating waste reduction and recycling goals to subcontractors;
- A general time line for construction and development; and
- A list of required progress and inspections by City staff, based on current ordinances.

## 2.0 BACKGROUND

In 1989, the California Legislature passed Assembly Bill (AB) 939: Integrated Waste Management Act, which mandated that all cities reduce waste disposed in landfills from generators within their borders by 50 percent by the year 2000. AB 939 required all local governments to prepare a Source Reduction and Recycling Element, which incorporates waste management policies and programs to achieve the mandated waste reduction. Since 1990, the City has diverted more than 50 percent of its generated waste stream from disposal. This bill specified that solid waste should be considered by the equation GENERATED = DISPOSED + DIVERTED. “Diverted” materials are put into a *hierarchy* in the law, as follows:

- First *source reduction*, such as using a reusable bag, making double-sided copies, or other measure that stops waste at the source.
- Secondary measures include *recycling* and *composting*. Because these measures often have transportation and processing impacts, they are considered less preferable than source reduction.
- In the Public Resources Code, various methods of *transformation* for energy production are limited to ten percent of the total waste reduction target.

In 2008, SB 1016 was chaptered. Known as the Solid Waste Disposal Measurement Act, SB 1016 maintained the 50 percent diversion requirement, but changed to a disposal-based measurement system, expressed as the 50 percent Equivalent Per Capita Disposal Target. This built upon AB 939 by implementing a simplified and timelier indicator of jurisdiction performance that focuses on reported disposal at Board-permitted disposal facilities. This established a goal of not recycling more, but disposing of less. AB 341: Jobs and Recycling, chaptered in 2011, was intended to create green jobs by expanding recycling to every multi-family dwelling and business. It charged CalRecycle with responsibility for ensuring that the State is diverting at least 75 percent of solid waste that is generated within the State by 2020. SB 1016 establishes that compliance with State law is measured by reducing the amount of waste material requiring disposal, and AB 341 increases the diversion target to 75 percent.

Additional local regulation pertaining to solid waste management includes the City of San Diego's Municipal Code Ch.14 Art. 2 Div. 8: §142.0810, §142.0820, Ch. 6 Art. 6 Div. 7; §66.0706, §66.0709, §66.0710; and Ch. 6 Art. 6 Div. 6; §66.0711, §66.0604, §66.0606. These statutes designate refuse and recycling space allocation requirements for:

- on-site refuse and recyclable material storage requirements,
- diversion of construction and demolition debris regulations, and
- diversion of recyclable materials generated from residential facilities, businesses, commercial/institutional facilities, apartments, condominiums, and special events requiring a City permit.

The City of San Diego has established a threshold of 40,000 square feet of development as generating sufficient waste (60 tons) to have a potentially cumulatively significant impact on solid waste services. *College Avenue Apartments Project* as proposed exceeds this threshold. The purpose of this WMP is to identify mitigation measures to reduce this potential impact to below a level of significance.

The City Recycling Ordinance is found in Municipal Code section 66.0701 et. seq. It requires the provision of recycling service for all single-family residences; and commercial facilities and multifamily residences with service for four cubic yards or more. In addition, the ordinance also requires development of educational materials to ensure occupants are informed about the City's ordinance and recycling services including information on types of recyclable materials accepted.

Construction and Demolition (C&D) Debris Diversion Deposit Program applies to all applicants for building, demolition, and removal permits. This ordinance requires that the applicant post a deposit (Table 1, *C&D Debris Deposit Table*). The deposit is not returned until the applicant demonstrates that a minimum amount of the material generated has been diverted from disposal in landfills. Mixed construction debris recycling facilities in San Diego are evaluated quarterly to determine how much of the throughput is recycled, and how much is a "residual" material requiring disposal. Facilities that accept mixed debris typically achieve a 68 percent or less diversion rate. Single materials recyclers, such as metal recyclers, often achieve a nearly 100 percent diversion rate. When comingled materials are sent to a mixed facility, the 75 percent diversion goal established by AB 341 will not be met. Depending on the project, to ensure that the overall diversion goal is attained, some materials must often be separated and trucked to facilities with higher diversion rates, such as aggregate and metal recyclers.

**Table 1**  
**C&D Debris Deposit Table**

<b>Building Category</b>	<b>Sq. Ft. Subject to Ordinance*</b>	<b>Deposit per Sq. Ft.</b>	<b>Range of Deposits</b>
Residential New Construction	500-125,000 detached 500-100,000 attached	\$0.40	\$200-\$50,000 \$200-\$40,000
Non-residential New Construction	1,000-25,000 commercial 1,000-75,000 industrial	\$0.20	\$200-\$5,000 \$200-\$15,000
Non-residential Alterations	286 with no maximum	\$0.70	\$200 and up
Residential Demolition	286 with no maximum	\$0.70	\$200 and up
Non-residential Demolition	1,000 with no maximum	\$0.20	\$200 and up
Roof Tear-off	All projects	-	\$200
Residential Alterations	500 and above	-	\$1,000

\* Projects under the minimum square footage subject to the ordinance are exempt from the C&D debris recycling deposit.

## **2.1 Exterior Refuse and Recyclable Material Storage Area Requirements**

The *College Avenue Apartments Project* will develop in one phase over an approximate 14-month period. Development is anticipated to begin May 2015. Because the *College Avenue Apartments Project* includes residential development, exterior refuse and recyclable material storage areas will be provided in accordance with City regulations per Chapter 14, Article 2, Division 8: Refuse and Recyclable Material Storage Regulations, §142.0820.

## **2.2 Exterior Refuse and Recyclable Material Storage Areas for *College Avenue Apartments Project***

*College Avenue Apartments Project* would develop a multi-family residential project with a total of 95 residential units. Table 2, *Minimum Exterior and Recyclable Material Storage Areas for Residential Development*, shows the required amount of refuse and recyclable storage areas for the project's residential element. As shown in Table 2, the project would be required to provide 192 square feet each of exterior refuse and recyclable material storage area, for a total of 384 square feet of material storage area.



**Table 2**  
**Minimum Exterior Refuse and Recyclable Material Storage Areas for Residential Development**

Number of Dwelling Units per Development	Minimum Refuse Storage Area per Development (square feet)	Minimum Recyclable Material Storage Area per Development (square feet)	Total Minimum Storage Area per Development (square feet)
2-6	12	12	24
7-15	24	24	48
16-25	48	48	96
26-50	96	96	192
51-75	144	144	288
76-100	192	192	384
101-125	240	240	480
126-150	288	288	576
151-175	336	336	672
176-200	384	384	768
201+	384 plus 48 square feet for every 25 dwelling units above 201	384 plus 48 square feet for every 25 dwelling units above 201	768 plus 96 square feet for every 25 dwelling units above 201

Source: City of San Diego Municipal Code, Chapter 14, Article 2, Division 8: Refuse and Recyclable Material Storage Regulations, §142.0820, Table 142-08B, effective January 1, 2000.

### 3.0 EXISTING CONDITIONS

The *College Avenue Apartments Project* site encompasses approximately 1.51 undeveloped acres. The project site is situated with Montezuma Drive to the north, College Avenue to the east, Cresita Drive to the south, and Tierra Baja Way to the west. Multi-family residential development is located to the north of the project site, with single-family residential development to the south, east, and west.

### 4.0 PROPOSED CONDITIONS

The proposed project would consist of two, five-story buildings, with two levels of underground parking. A total of 95 residential apartments would be provided as two-, three-, and four-bedroom suites. The project would provide one two-bedroom suite, 33 three-bedroom suites, and 59 four-bedroom suites, for a total capacity of 337 beds. A total of 128 parking spaces would be provided. (See Figure 2, *College Avenue Apartments Project Site Plan*.)

Construction will be completed in a single phase over a 14-month period with construction anticipated to begin in May 2015. Construction practices will comply with local, State, and Federal regulations regarding handling of building materials to ensure waste minimization requirements are met.

## 5.0 CONSTRUCTION WASTE

Construction activities would generate packaging materials and unpainted wood, including wood pallets, and other miscellaneous debris. Construction debris would be separated on-site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation and/or would be collected by a contracted waste hauler and separated at the facility. Source separation of materials at the construction site is essential to (1) ensure appropriate waste diversion rate, (2) minimize costs associated with transportation and disposal, and (3) facilitate compliance with the C&D ordinance. The types of construction waste anticipated to be generated include:

- Asphalt and Concrete
- Brick/Masonry/Tile
- Cardboard
- Carpet, Padding/Foam
- Drywall
- Landscape Debris
- Mixed C&D Debris
- Roofing Materials
- Scrap Metal
- Unpainted Wood and Pallets
- Garbage/Trash

Materials to be recycled would be redirected to appropriate recipients selected from ESD's directory of facilities that recycle construction materials, scrap metal, and yard waste.

### 5.1 Recycled Construction Materials

The *College Avenue Apartments Project* will implement a target of 10 percent recycled material.

### 5.2 Managing Construction Material

Grading and construction will occur over a period of approximately 14 months. Environmental Services Department (ESD) staff would be present for an early pre-construction meeting to evaluate waste segregation, signage, and salvage.

In accordance with State diversion targets, a minimum of 75 percent of construction materials will be recycled. Materials to be recycled would be redirected to appropriate recipients selected from ESD's directory of facilities that recycle demolition materials, scrap metal, and yard waste.

To facilitate management of construction materials, the developer shall identify one person or agency connected with the proposed development to act as Solid Waste Management Coordinator, whose responsibility it becomes to work with all contractors and subcontractors to ensure material separation and coordinate proper disposal and diversion of waste generated. The Solid Waste Management Coordinator will help to ensure all diversion practices outlined in this Waste Management Plan are upheld and communicate goals to all contractors involved efficiently.

The responsibilities of the Solid Waste Management Coordinator, include, but are not limited to, the following:

- Review the Solid Waste Management Plan including responsibilities of Solid Waste Management Coordinator.
- Review and update procedures as needed for material separation and verify availability of containers and bins needed to avoid delays.
- Review and update procedures for periodic solid waste collection and transportation to recycling and disposing facilities.
- The authority to issue stop work orders if proper procedures are not being allowed.

The contractors will perform daily inspections of the construction site to ensure compliance with the requirements of the Waste Management Plan and all other applicable laws and ordinances and report directly to Solid Waste Management Coordinator. Daily inspections will include verifying the availability and number of dumpsters based on amount of debris being generated, correct labeling of dumpsters, proper sorting and segregation materials, and salvaging of excess materials. Additionally, the following apply:

- Solid waste management coordinator will be responsible for educating contractors and subcontractors regarding waste management plan requirements and ensuring that contractors and subcontractors carry out the measures described in the WMP.
- Solid waste management coordinator will ensure ESD attendance at a Precon and assure compliance with segregation requirements, and verification of recycled content in base materials.
- Recycling areas will be clearly identified with large signs, approved by ESD, and sufficient amounts of material-specific bins will be provided for necessary segregation.
- Recycling bins will be placed in areas that are readily accessible to contractors/subcontractors and in areas that will minimize misuse or contamination by employees and the public.
- Solid waste management coordinator will be responsible for ensuring that contamination rates in bins remain below five percent by weight of the bin.

Table 3, *College Avenue Apartments Project Waste Generation – Construction*, is included below to summarize the types of waste generated, the approximately amount of each waste type diverted, and the approximate overall amount remaining to be disposed of in landfills. Construction waste processing facilities that may be used for any of the construction phases include but are not limited to those facilities listed in Table 3. Because certified diversion rates and authorized facilities are updated quarterly and the decision on which facility will be contracted for waste hauling will be made at the time of construction based on market conditions and the facility's certified rate, the developer reserves the right to select any authorized facility as long as the facility is City-certified to meet minimum diversion requirements.

**Table 3**  
**College Avenue Apartments Project Waste Generation – Construction**

Material Type	Estimated Waste Quantity (tons)	Handling	Estimated Diversion (tons)	Estimated Disposal (tons)
CONSTRUCTION WASTE				
Asphalt and Concrete	21	<b>Hanson Aggregates</b> 9229 Harris Plant Road San Diego, CA 92126 (100% diversion)	21	
Brick/Masonry/Tile	16	<b>Allan Company</b> 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	16	
Carpet, Padding/Foam	10	<b>DFS Flooring</b> 10178 Willow Creek Road San Diego, CA 92131 (100% diversion)	10	
Drywall	78	<b>EDCO Station Transfer and Buy Back Center</b> 8184 Commercial Street La Mesa, CA 91942 (70% diversion)	54	24
Landscape Debris	10	<b>Miramar Greenery</b> 5180 Convoy Street San Diego, CA 92111 (100% diversion)	10	
Roofing Materials	1	<b>LEED Recycling</b> 8725 Miramar Place San Diego, CA 92121 (100% diversion)	1	
Scrap Metal	5	<b>Allan Company</b> 6733 Consolidated Way San Diego, CA 92121 (100% diversion)	5	
Unpainted Wood & Pallets	83	<b>Miramar Greenery</b> 5180 Convoy Street San Diego, CA 92111 (100% diversion)	83	
Garbage/Trash	52	<b>Miramar Landfill</b> 5180 Convoy Street San Diego, CA 92111 (0% diversion)		52
<b>TOTAL</b>	<b>276</b>		<b>200</b>	<b>76</b>

Construction debris will be separated onsite into material-specific containers, corresponding to the materials types in Table 3, to facilitate reuse and recycling and to increase the efficiency of waste reclamation. The *College Avenue Apartments Project* will implement a target of 10 percent recycled material and 50 percent for landfill diversion. As shown in Table 3, 72 percent of the construction materials generated by the project are expected to be diverted from landfills.

## 6.0 OCCUPANCY PHASE

While the construction phase for the *College Avenue Apartments Project* occurs as a one-time waste generation event as construction of the project proceeds, tenant/owner occupancy requires an on-going plan to manage waste disposal to meet the waste reduction goals established by the City and State.

## 6.1 Solid Waste Recycling

The following table expresses the anticipated refuse and recyclable storage requirements based on Table 142-08B and 142.08C of the City of San Diego Municipal Code.

**Table 4**  
**Minimum Exterior and Recyclable Material Storage Areas for the La Mirage Reflections Addition Project**

Land Use	Gross Floor Area/Units	Minimum Refuse Storage Area (square feet)	Minimum Recyclable Material Storage Area (square feet)	Total Minimum Storage Area (square feet)
Residential	95 units	192	192	384

As shown in Table 5, *Estimated Solid Waste Generation from the College Avenue Apartments Project*, during occupancy, the expected generated waste per year from the *College Avenue Apartments Project* when fully occupied would be approximately 112.8 tons.

**Table 5**  
**Estimated Solid Waste Generation from the College Avenue Apartments Project – Occupancy Phase**

Use	Intensity	Waste Generation Rate	Estimated Waste Generated (tons/year)
Residential	95 units	1.2 tons/year/unit	114

On-site recycling services shall be provided to all tenants/residents within *College Avenue Apartments Project*. Tenants/residents within *College Avenue Apartments Project* that receive solid waste collection service shall participate in a recycling program by separating recyclable materials from other solid waste and depositing the recyclable materials in the recycling container provided for the occupants. Recycling services are required by Section 66.0707 of the City of San Diego Land Development Code. Based on current requirements, these services shall include the following:

- Collection of recyclable materials as frequently as necessary to meet demand;
- Collection of plastic bottles and jars, paper, newspaper, metal containers, cardboard, and glass containers;
- Collection of other recyclable materials for which markets exist, such as scrap metal, wood pallets
- Collection of food waste for recycling by composting, where available (prior to issuance of building and occupancy permits, the project proponent will meet with representatives from ESD to ensure that their educational materials and haulers can comply with the requirements for this service);
- Use of recycling receptacles or containers which comply with the standards in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department;
- Designated recycling collection and storage areas; and
- Signage on all recycling receptacles, containers, chutes, and/or enclosures which complies with the standards described in the Container and Signage Guidelines established by the City of San Diego Environmental Services Department



As required by Section 66.0707 of the City of San Diego Land Development Code, the building management or other designated personnel shall ensure that occupants are educated about the recycling services as follows:

- Information, including the types of recyclable materials accepted, the location of recycling containers, and the occupants responsibility to recycle shall be distributed to all occupants annually;
- All new occupants shall be given information and instructions upon occupancy; and
- All occupants shall be given information and instructions upon any change in recycling service to the commercial facility.

## 6.2 Landscaping and Green Waste Recycling

Plant material selection will be guided by the macro-and micro-climate characteristics of the project site and surrounding region to encourage long-term sustainability without the excessive use of water pesticides and fertilizers. Irrigation of these areas, where practical, will utilize reclaimed water applied via low precipitation rate spray heads, drip emitters, or other highly efficient systems. Landscape maintenance would include the collection of green waste and disposal of green waste at recycling centers that accept green waste. This will help further reduce the waste generated by developments within *College Avenue Apartments Project* during the occupancy phases.

## 7.0 CONCLUSION

The City of San Diego Development Services Department is requiring that this Preliminary WMP be prepared and submitted to the City of San Diego's ESD. Since the project is in the design phase, this is only a preliminary plan, which specifies the intent to meet the requirements of PRC 939 and City ordinances. Prior to the issuance of any permits for construction within each neighborhood of *College Avenue Apartments Project*, final reports will be submitted to ESD for final review and approval.

This Preliminary WMP will be implemented to the fullest degree of accuracy and efficiency. Additionally, the project will be required to adhere to City ordinances, including the *Construction and Demolition Debris Diversion Deposit Program*, the City's *Recycling Ordinance*, and the *Refuse and Recyclable Materials Storages Regulations*. The WMP plan for the *College Avenue Apartments Project* is designed to implement and adhere to all city ordinance and regulations with regards to waste management. The measures in the WMP would ensure that impacts are mitigated to below a level of significance.

Prior to the issuance of any grading or construction permits, the Solid Waste Coordinator will ensure ESD's attendance at a precon. The Solid Waste Coordinator will ensure that 1) the proposed approach to contractor education is approved, 2) the written specifications for base materials, concrete pavers, decomposed granite, and mulch, is approved, and 3) that the ESD inspector approves the separate waste containers, signage, and hauling contract(s) for the following materials:

- Asphalt/concrete
- Brick/masonry/Tile

- Cardboard
- Carpet/padding/foam
- Drywall
- Landscape debris
- Mixed C&D debris
- Scrap metal
- UNTREATED woodwaste
- Refuse

The project will be designed to achieve 75 percent of construction waste to be source reduced and/or recycled. While diversion activities during occupancy will achieve only 40 percent diversion and will not achieve the State target of 75 percent, the project incorporates several measures above and beyond the requirements of local ordinance.

- First, the project exceeds ordinance requirements and even the State waste reduction target during construction.
- Second, the project includes landscaping that will reduce yardwaste, and will provide transportation to a composting facility for the yard waste that is produced. The project proponent will ensure that ESD reviews the landscaping plans and hauling contract for the facility to verify that waste reduction goals are met.
- Third, the project would include LEED measures to reduce waste.

The project will target 10 percent of solid waste to be recycled material and 50 percent for landfill diversion. These measures ensure that the waste generated by the project will be properly managed and that solid waste services will not be impacted.

The following standard measures shall apply to the project to reduce cumulative impacts on solid waste to below a level of significance:

1. Prior to issuance of grading permits, the Owner/Permittee shall provide plans that indicate:
  - Contract documents have recycling specifications included;
  - A solid waste coordinator has been identified, to the satisfaction of Environmental Services Department Director and the City Engineer.
2. Prior to issuance of construction permits, the Owner/Permittee shall verify to the Environmental Services Department (ESD) that:
  - Materials purchase documents demonstrate that 10 percent buy-recycled has been accomplished; and
  - An appropriate number of bins are provided with appropriate signage;
  - Bins are appropriately used and contamination levels are minimized;
  - The Construction and Demolition Debris Diversion Deposit Program deposit has been paid;
  - A diversion rate of 50 percent is specified on the Waste Diversion Form; and

- Provide evidence that materials shall be taken to an appropriate facility.
- Prior issuance of any Certificate of Occupancy, the Owner/Permittee shall contact a representative of the Environmental Services Department to schedule an appointment to:
- Provide evidence that a hauler has been retained to provide recyclable materials collection and yard waste collection;
- Inspect and approve a storage area that has been provided consistent with the City's Storage Ordinance (Chapter 14, Article 2: General Development Regulations, Division 8: Refuse and Recyclable Materials Storage Regulations); and
- Inspect and approve the education materials for building tenants/owners that are required pursuant to the City's Recycling Ordinance.